

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Cancellation of Warrants for Collection:

BY ALDERMAN HARVEY (2ND WARD):

St. Luke Baptist Church, No. 3663 S. Indiana Avenue—sign inspection.

BY ALDERMAN FITZPATRICK (19TH WARD):

The Washington and Jane Smith Home, No. 2340 W. 113th Place—boiler inspection.

BY ALDERMAN SANDE (34TH WARD):

The Lutheran Day Nursery, No. 1802 N. Fairfield Avenue—elevator inspection.

BY ALDERMAN HOELLEN (47TH WARD):

Wilson Avenue YMCA, No. 1717 W. Wilson Avenue—semi-annual inspection.

Williams Robert YMCA, No. 1725 W. Wilson Avenue—annual building inspection.

BY ALDERMAN O'ROURKE (48TH WARD):

Goldman Auditorium of Anshe Emet Synagogue, Nos. 4038-4048 N. Sheridan Road—mechanical ventilation system inspection.

Cancellation of Existing Water Rate.

BY ALDERMAN MCCUTCHEON (43RD WARD):

Mt. Olivet M. B. Church, No. 659 W. North Avenue.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on June 2, 1967, pages 246-247, recommending that the City Council pass twelve proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe ten of the said proposed ordinances (which were recommended by the committee without change) were *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Metcalfe, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Sulski, Brandt, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Goldberg, McCutcheon, Rosenberg, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling.—49

Nays—None.

Said ten ordinances as passed read as follows (the italic heading not being a part of the ordinances):

Reclassification of Area Shown on Map No. 4-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development symbols and indications as shown on Map No. 4-K in the area bounded by

A line 247 feet south of W. 18th Street; S. Karlov Avenue; W. 19th Street; and S. Keeler Avenue

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development printed on pages 322-327]

Reclassification of Area Shown on Map No. 5-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 5-J in the area bounded by

W. Cortland Street; N. Ridgeway Avenue; the north line of the right of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; and N. Hamlin Avenue,

to those of an M1-2 Restricted Manufacturing District, and a corresponding bulk district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-M.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 9-M in the area bounded by

W. Dakin Street; N. Central Avenue; W. Byron Street; and the alley next west of and parallel to N. Central Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 11-N.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Resi-

[Continued on page 328]

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT NO. 10, AS AMENDED
STATEMENTS

1. The area delineated hereon as "Residential Planned Development No. 10, as Amended," is owned and controlled as follows:

Sub-Area "A":

- a. Lawndale Redevelopment Corporation
- b. Richard and Florence Criley
- c. Arthur L. Solomon, Jr.
- d. Gloria Ann Franchi
- e. Joseph Whited
- f. Jessie L. Earl
- g. Ethel J. Shelby Collins
- h. Charles Harris
- i. Clarence Lennon
- j. Dorothy Wilburn - Contract Purchaser
- k. Lenard Redmond - Contract Purchaser
- l. Carmel T. Goosby - Contract Purchaser
- m. J. B. Scott - Contract Purchaser

Sub-Area "B": Community Renewal Foundation, Inc. - Contract
Lawndale Redevelopment Corporation - Purchaser

2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the R 3 General Residence District classification of the Chicago Zoning Ordinance.
3. Any resubdivision of parcels shall require a separate submittal on behalf of the following for the respective Sub-Areas:

Sub-Area "A":

- a. Lawndale Redevelopment Corporation
- b. Richard and Florence Criley
- c. Arthur L. Solomon, Jr.
- d. Gloria Ann Franchi
- e. Joseph Whited
- f. Jessie L. Earl
- g. Ethel J. Shelby Collins
- h. Charles Harris
- i. Clarence Lennon
- j. Dorothy Wilburn
- k. Lenard Redmond
- l. Carmel T. Goosby
- m. J. B. Scott

Sub-Area "B": Community Renewal Foundation, Inc.

4. All applicable official reviews, approvals or permits are required to be obtained by the following for the respective Sub-Areas:

Sub-Area "A":

- a. Lawndale Redevelopment Corporation
- b. Richard and Florence Criley
- c. Arthur L. Solomon, Jr.
- d. Gloria Ann Franchi
- e. Joseph Whited
- f. Jessie L. Earl
- g. Ethel J. Shelby Collins
- h. Charles Harris
- i. Clarence Lennon
- j. Dorothy Wilburn
- k. Lenard Redmond
- l. Carmel T. Goosby
- m. J. B. Scott

Sub-Area "B": Community Renewal Foundation, Inc.

- 5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles in compliance with the Municipal Code of Chicago. There shall be no parking within such paved areas.
- 6. Use of land will consist of two-story townhouses and three-story multiple-dwelling structures and private recreation areas.
- 7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R 3 General Residence District classification and with the regulations hereby made applicable thereto.
- 8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

Applicant:

COMMUNITY RENEWAL FOUNDATION

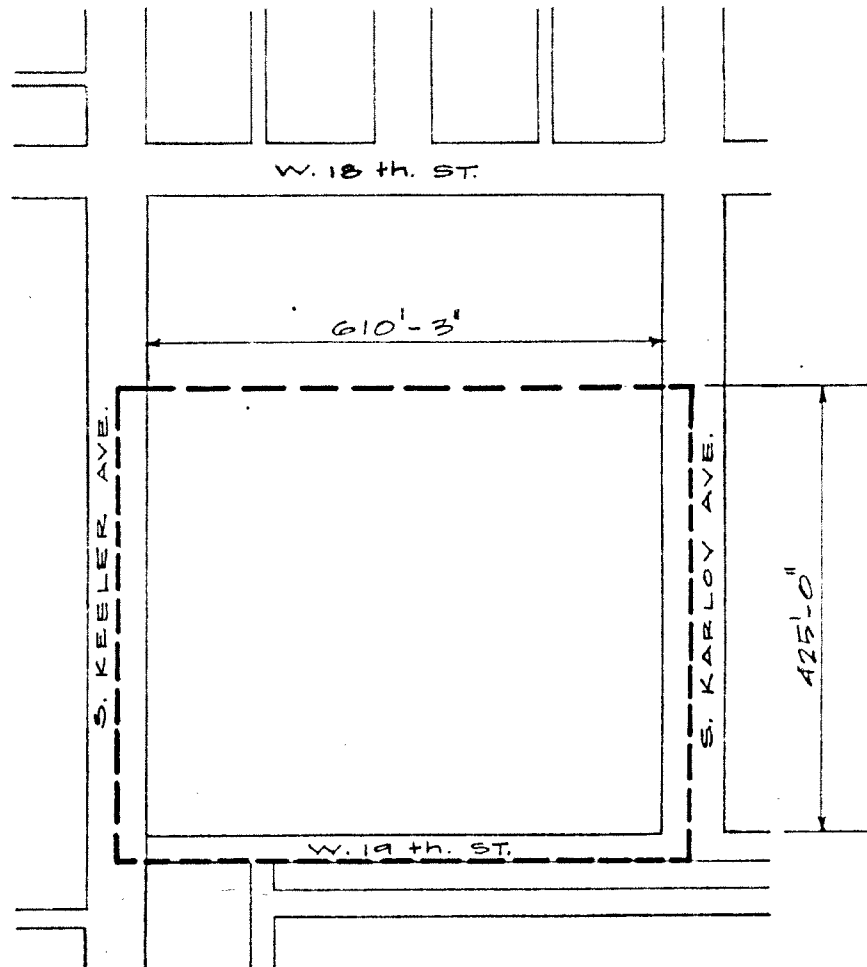
By Donald E. M... ..

Date:

March 6, 1967

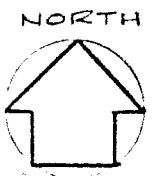
RESIDENTIAL PLANNED DEVELOPMENT NO.10
AS AMENDED

PROPERTY LINE MAP



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: COMMUNITY RENEWAL FOUNDATION
MARCH 6, 1967

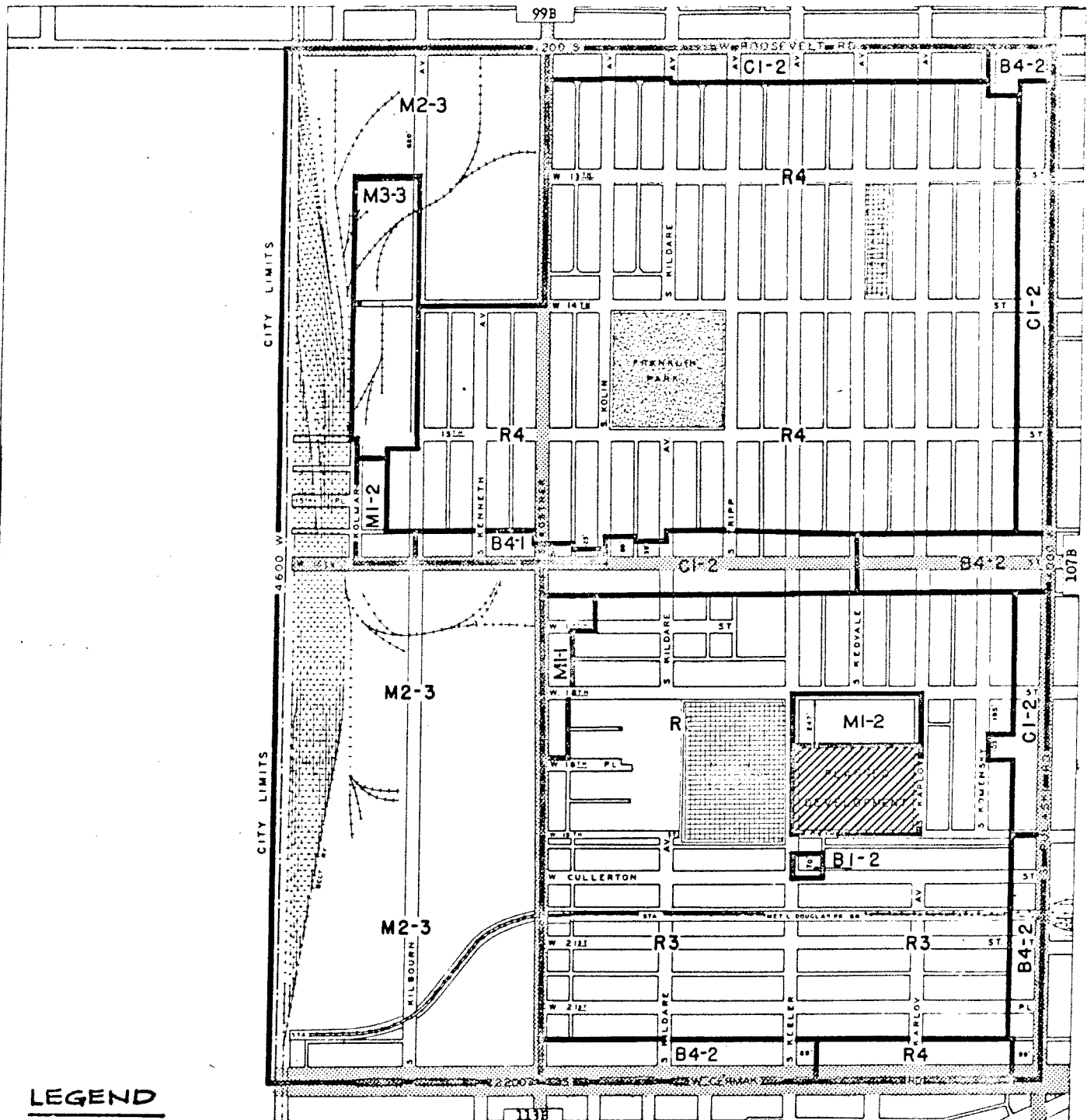
RESIDENTIAL PLANNED DEVELOPMENT NO. 10, AS AMENDED

EXISTING ZONING

CHICAGO ZONING ORDINANCE

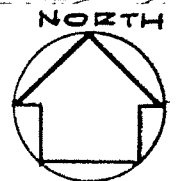
SEC. 22 T39N R13E

MAP 4-K



LEGEND

- ZONING DISTRICTS
- PREFERENTIAL STREETS
- PLANNED DEVELOPMENT AREA
- PUBLIC SCHOOLS
- PARK AREA

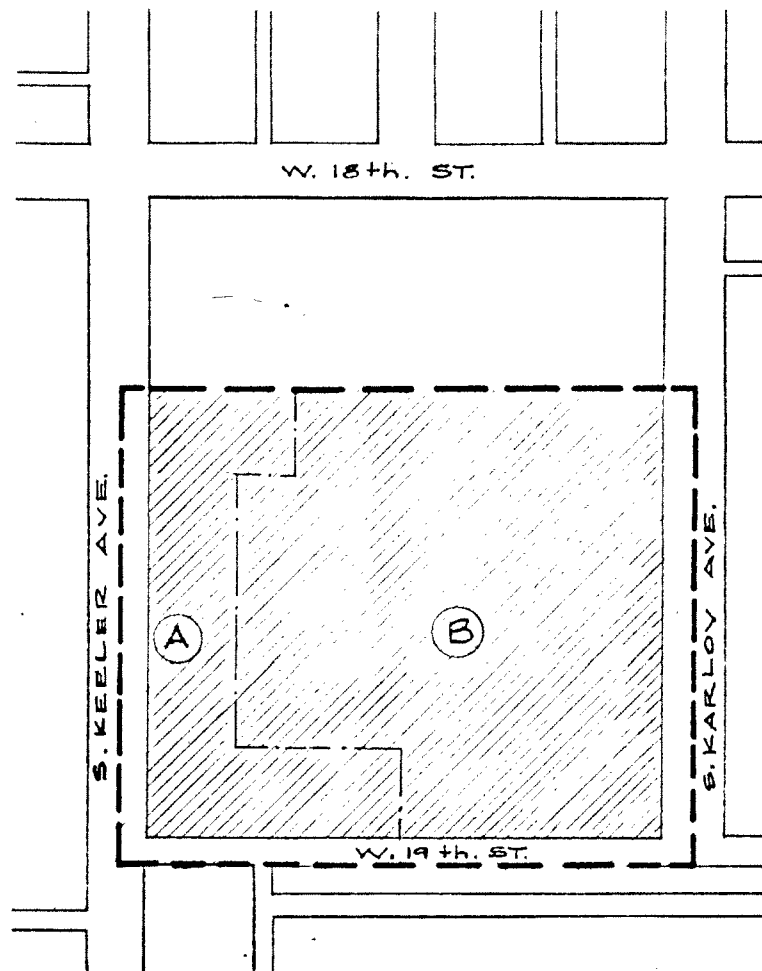


APPLICANT: COMMUNITY RENEWAL FOUNDATION
MARCH 6, 1967

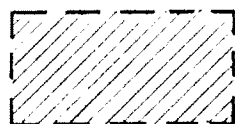
RESIDENTIAL PLANNED DEVELOPMENT NO.10

AS AMENDED

GENERALIZED LAND USE PLAN



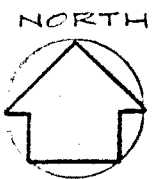
LEGEND



PLANNED DEVELOPMENT AREA

Ⓐ SUB AREA

— — — SUB AREA BOUNDARY



APPLICANT; COMMUNITY RENEWAL FOUNDATION
MARCH 6, 1967

RESIDENTIAL PLANNED DEVELOPMENT NO. 10, AS AMENDED
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D. U.'s	MAXIMUM	% OF LAND COVERED
	SQ. FT.	ACRES			F.A.R.	
A	66,067	1.517	Two Story Town House Structures	27	0.7	30%

B	193,302	4.4376	3 Story Multiple Dwelling Structures and Private Recreational Areas	116	0.7	25%
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TOTAL GROSS SITE AREA = NET SITE AREA (5.954 ACRES) + AREA OF PUBLIC
STREETS (1.086 ACRES) = 7.04 ACRES

MINIMUM NUMBER OF D. U.'s - 143

MAXIMUM NUMBER OF D. U.'s/ ACRES OF TOTAL NET SITE AREA -
 $143/5.954 = 24$

MAXIMUM PERMITTED F. A. R. FOR TOTAL SITE AREA - 0.7 - 25%

MINIMUM NUMBER OF PARKING SPACES - 143

MINIMUM SETBACKS: Front Yard - 20 ft.
 Side Yard - 8 ft.
 Rear Yard - 25 ft.

MINIMUM PERIPHERY SETBACK - 23 ft.

MAXIMUM PERCENTAGE OF LAND COVERED - 25%

APPLICANT: COMMUNITY RENEWAL FOUNDATION

DATE: MARCH 6, 1967.